090.0	0006	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	700,800	/	700,800
USE VALUE:	700,800	/	700,800
ASSESSED:	700,800	/	700,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
133		WASHINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MASTRANGELO ROCCO
Owner 2:	MASTRANGELO JENILDE
Owner 3:	
Street 1:	133 WASHINGTON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,380 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1956, having primarily Vinyl Exterior and 1814 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6380.000	272,800		428,000	700,800
Total Card	0.146	272,800		428,000	700,800
Total Parcel	0.146	272,800		428,000	700,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 386.24 | /Parcel: 386.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	58127
GIS Ref	
GIS Ref	
Insp Date	04/10/14

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 090.0-0006-0001.0

!7348!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	272,800	0	6,380.	428,000	700,800	700,800	Year End Roll	12/18/2019
2019	101	FV	227,000	0	6,380.	434,100	661,100	661,100	Year End Roll	1/3/2019
2018	101	FV	227,000	0	6,380.	324,000	551,000	551,000	Year End Roll	12/20/2017
2017	101	FV	227,000	0	6,380.	293,500	520,500	520,500	Year End Roll	1/3/2017
2016	101	FV	227,000	0	6,380.	281,200	508,200	508,200	Year End	1/4/2016
2015	101	FV	221,600	0	6,380.	238,400	460,000	460,000	Year End Roll	12/11/2014
2014	101	FV	221,600	0	6,380.	226,200	447,800	447,800	Year End Roll	12/16/2013
2013	101	FV	219,700	0	6,380.	215,200	434,900	434,900		12/13/2012

PRINT

Date	Time
12/10/20	21:59:43

LAST REV

Date	Time
04/10/14	09:26:31

philc

TAX DISTRICT | PAT ACCT. 7348

USER DEFINED

Prior Id # 1:	58127
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MASTRANGELO ROC	28322-335		3/18/1998	Family	1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/20/2013	888	Redo Kit	32,000					
1/7/2009	11	Redo Bat	4,500					

ACTIVITY INFORMATION

Date	Result	By	Name
4/10/2014	Measured	PC	PHIL C
7/11/2013	Info Fm Prmt	EMK	Ellen K
12/5/2008	Meas/Inspect	189	PATRIOT
5/13/2000	Inspected	197	PATRIOT
1/27/2000	Mailer Sent		
1/27/2000	Measured	264	PATRIOT
8/5/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6380		Sq. Ft.	Site		0	70.	0.96	5									427,981						428,000	

Total AC/HA:	0.14646	Total SF/SM:	6380	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	427,981	Spl Credit		Total:	428,000

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	YELLOW
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	168.733
Other Features:	86500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	370614
Depreciation:	97842
Depreciated Total:	272772

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

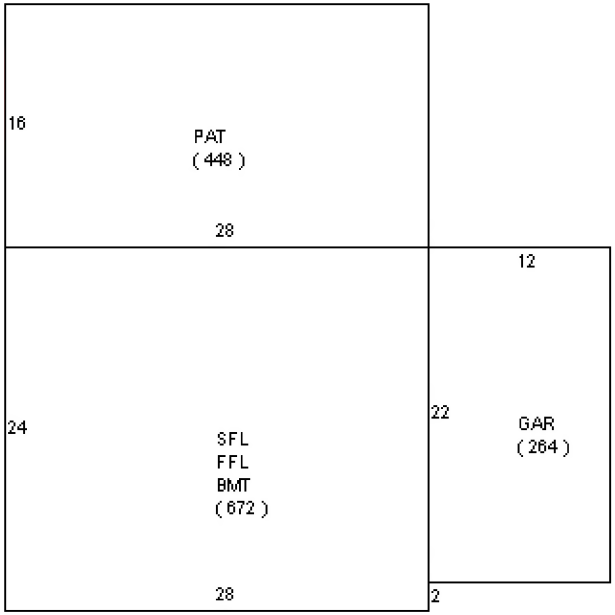
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	168.73
Special Features:	0	Val/Su Net:	100.00
Final Total:	272800	Val/Su SzAd	202.98

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	672	73.650	49,494
FFL	First Floor	672	168.730	113,389
SFL	Second Floor	672	168.730	113,389
PAT	Patio	448	3.090	1,383
GAR	Garage	264	24.470	6,459

Net Sketched Area:	2,728			Total:	284,114
Size Ad	1344	Gross Are	2728	FinArea	1814

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

PARCEL ID

090.0-0006-0001.0

IMAGE

AssessPro Patriot Properties, Inc